

**City of Franklin**  
**Plan Commission Meeting**  
**November 18, 2010**  
**Minutes**

Approved  
December 9, 2010

**CALL TO ORDER**

- I. Mayor Taylor called the November 18, 2010 regular Plan Commission meeting to order at 7:02 p.m. in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Skowronski, Commissioners Bennett, Fowler (arrived at 7:03 p.m.), and Ritter. Excused was Commissioner Haley. Also present were City Attorney Wesolowski, Planning Manager Dietl, and Senior Planner Fuchs.

**MINUTES**

Regular Meeting November 4, 2010

**II.**

Commissioner Ritter moved and Alderman Skowronski seconded approval of the November 4, 2010 minutes of the regular meeting of the Plan Commission as presented. All voted 'aye', motion carried.

**PUBLIC HEARINGS and BUSINESS ITEMS**  
**BRY Franklin LLC (Expansion of Allowable Uses for Former Jewel-Osco Building and Modification of the Architectural Façade Treatment of the Building's Front Elevation)**

**Property:** 6525 South 27th Street;

Tax Key No. 714-9996-019

**Zoning:** Planned Development District No. 14 (Jewel-Osco/Home Depot)

**Regarding: 1. (Planned Development District Ordinance Amendment) (Public Hearing)**

a. Plan Commission determination of substantial change or minor amendment.

b. (Available for vote if determination of minor amendment.) AN ORDINANCE TO AMEND SECTION 15-3.0419 OF THE UNIFIED DEVELOPMENT ORDINANCE TO AMEND PLANNED DEVELOPMENT DISTRICT NO. 14 (JEWEL-OSCO/HOME DEPOT) to permit all uses allowed in the B-2 General Business District within the former Jewel/Osco building located at 6525 South 27th Street and to modify the architectural façade treatment of the former Jewel-Osco building's front elevation

**III.**

- A. Planner Fuchs read the Official Notice of Public Hearing for Planned Development District Ordinance amendment into the record. The Public Hearing was opened at 7:04 p.m. and closed at 7:06 p.m.

Commissioner Ritter moved and Commissioner Bennett seconded to approve a motion determining the proposed amendment to be a substantial alteration of the original plan of the planned development district ordinance. All voted 'aye', motion carried.

Alderman Skowronski moved and Commissioner Ritter seconded a motion to recommend approval of an ordinance to amend Section 15-3.0419 of the Unified Development Ordinance to amend Planned Development District No. 14 (Jewel-Osco/Home Depot) with the revision to Ordinance Section 1, to strike "permitted" and add "as" between "uses" and "allowed". All voted 'aye', motion carried.

**Steven G. Rekowski (Pieper Electric, Inc. Electrical Contracting Business Use)**

**Property:** 11320 West Forest Home Avenue;

Tax Key No. 748-9987-008

**Zoning:** B-2 General Business District

**Regarding: 1. (Special Use) (Public Hearing) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR AN ELECTRICAL CONTRACTING BUSINESS USE UPON PROPERTY LOCATED AT 11320 WEST FOREST HOME AVENUE**

- B. Planner Fuchs read the Official Notice of Public Hearing for Special Use request of Steven G. Rekowski, Pieper Electric Inc. the record. The Public Hearing was opened at 7:36 p.m. and closed at 7:36 p.m.

Commissioner Fowler moved and Alderman Skowronski seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for an electrical contracting business use upon property located at 11320 West Forest Home Avenue, contingent upon providing a revised Site Plan and Landscape Plan as stated in Condition 5. All voted 'aye', motion carried.

**Status Report on the Mayoral Ad Hoc Development Process Review Committee**

**City of Franklin (Comprehensive Master Plan)**  
**Property:** N/A  
**Zoning:** N/A  
**Regarding: 1.** Status report on the implementation of the City of Franklin 2025 Comprehensive Master Plan

**City of Franklin (Franklin Trails Committee)**  
**Property:** City-wide  
**Zoning:** City-wide  
**Regarding: 1.** Status report

**ADJOURNMENT**

- C. Discussion only on the status report of the Mayoral Ad Hoc Development Process Review Committee. No action taken, none needed.
  - D. Planning Manager Dietl presented the status report of the implementation of the City of Franklin 2025 Comprehensive Master Plan. No action was needed. None taken.
  - E. Commissioner Fowler spoke regarding the activities of the Franklin Trails Committee. No action was needed. None taken.
- IV.** Commissioner Bennett moved and Commissioner Ritter seconded to adjourn the meeting at 8:05 p.m. All voted 'aye'; motion carried.